
MINUTES
College Park University Heights Redevelopment Advisory Board
Wednesday, March 4, 2009
5:00 P.M.

University of Florida Foundation Building
2012 West University Avenue
Wadsworth Board Room

A. ROLL CALL

Chair Wild called the meeting to order at 5:07 pm.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>	<u>Guests</u>
Florida Bridgewater-Alford	Tom Rider	Diane Bennett	Bruce Delaney
Anne Haisley		Kelly Huard Fisher	John Fleming
Jimmy Harnsberger		Anthony Lyons	Susan Crawley
Phil Heflin		Stephanie Seawright	Reid Fogler
Diane Hurtak			Linda Dixon
Clay Kallman			Joe Montalto
Brad Pollitt			John Klein
Eric Wild			Patty Schnell

B. ADOPTION OF THE AGENDA

The Board unanimously approved the motion made by Member Pollitt, seconded by Member Heflin.

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

The Board unanimously approved the motion made by Member Pollitt, seconded by Member Heflin.

Recommendation: Approve the Minutes for February 4, 2009 as presented.

D. REQUEST TO ADDRESS THE BOARD

No requests to address the board

E. COMMUNICATIONS

1. Chair's Report

2. Liaison Report: Linda Dixon – University of Florida

- Chemistry Building going into the parking lot across from the Swamp. Currently selecting design team at this time. The project is at the top of the legislative budget request for continuation.
- Hough Hall has broken ground.
- A number of resurfacing projects were completed over the winter break.
- Upcoming Campus Master Plan kick-off for 2010-2020 master plan. No major changes are foreseen from previous plan. Sustainability, parking and transportation are a few issues that will more than likely be addressed. Looking to have a draft of the plan and a public hearing in January 2010.

F. OLD BUSINESS

1. SW 7th Ave Improvements

The SW 7th Ave Improvements Project extends between SW 10th and 12th streets in the University Heights area of the CPUH district. The proposed improvements include an underground sub-regional stormwater treatment pilot project, roadway reconstruction, installation of curb and gutter, ADA upgrades, and on-street parking.

In September preliminary plans were distributed to board members for comments, and issues such as tree mitigation, driveway closures, and construction of new developments along the corridor and their impacts to the project were also discussed.

Since the meeting, issues have arisen that affect the capacity and feasibility of the underground stormwater management facility. Members asked staff to coordinate with GRU and to discuss the timeline and feasibility of upgrading and relocating the sanitary sewer main to allow for more space beneath the roadway for construction of the underground exfiltration vault. Staff along with Joe Montalto of JMJ Consulting provided a presentation of their findings. Ms. Dixon proposed looking at Norman Field as a possible site for the underground infiltration.

The Board unanimously approved the motion made by Member Heflin, seconded by Member Bridgewater-Alford.

Recommendation: Continue with roadway improvements on SW 7th Avenue with approval from the St. John's Water Management District and GRU and retain the stormwater tank budget until another option is determined.

2. CPUH Parking Study

CPUH originally met with the parking consultants in autumn 2008. Following that meeting/public stakeholder session, the consultants conducted an in depth assessment of the CPUH parking inventory, and collected data related to parking supply, parking demand, and parking turnover rates. The consultants have completed a preliminary analysis of this data and provided a draft preliminary findings report to Staff. A copy of this draft report was provided to the advisory board. Staff went through the report's methodology, assumptions, and findings with the advisory board and received feedback, comments and suggestions related to the information contained in the draft report. The draft report is considered a "first blush" assessment of the data collected by the consultants, and input from the CRA will be used to refine and finalize the analysis of supply/demand and turnover. Once finalized, that analysis will serve as the basis for understanding current conditions in CPUH. Future steps to the parking study will include additional meetings with stakeholders and an assessment of future parking demand as well as formulation of tools and strategies to provide for, regulate, and manage parking resources in order to attain maximum efficiency and benefit.

Members discussed how the board could assist in gathering information for the study; specifically residential information. Member Kallman volunteered to head up the effort to get a count of the multifamily and single family residents in College Park.

G. NEW BUSINESS

No new business was presented.

H. STAFF REPORT

Instead of staff presenting each topic in sequence, members were given the opportunity to give comments or ask questions in an open format. When the members had no more questions, the meeting moved on to the next agenda topic.

CRA Website – Visit www.gainesvillecra.com today!

SW 2nd Avenue Master Plan – CPUH continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the market forces and infrastructure issues that will impact redevelopment. Staff is currently examining the possibility of new business partners to help guide this process.

Depot Rail Trail (1100-1300 BLK) –

Lighting – In 2006, the CPUH Board recommended the use of Lumec Domus roadway lighting fixtures to be installed along this portion of the Rail-Trail. Lumec has developed a pedestrian scale version of the fixture that is more appropriate for this type application. Shands Hospital plans to improve the portion of Rail-Trail west of the CPUH area, and has requested CRA to provide lighting specifications. Staff is recommending installation of the Lumec Domus Small Series for the Rail-Trail lighting.

Retaining Walls - GRU plans to construct two retaining walls along this portion of the rail-trail in order to protect recently installed electrical utility boxes. JMJ Consultant Engineers, Inc. has provided the CRA with plans to

review. The retaining walls will be constructed with a decorative Keystone Century Wall Retaining Wall System. This project is currently under permitting review by FDOT, and is expected to begin construction by March 2009.

University Avenue Improvements – The CRA has completed installation of new waste containers along West University Avenue. Garden World of Holiday is in the process of executing the contract. Coordination is taking place with FDOT to ensure that the medians will be protected during the Avenue resurfacing to begin in November. A coordinated effort to install medians landscaping is also taking place in the Downtown and Eastside Redevelopment Areas.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration. Other top-priority projects within the plan are in the process of being scheduled and budgeted as a part of the recent strategic planning sessions.

SW 13th Street Pedestrian Overpass Enhancement Design – The RFQ is currently being revised per request by the City’s Legal Department.

NW 6th Street Rail Trail – Phase I 90% design plans have been distributed by the Public Works Department (PWD) to the project team for discussion and comment. Construction documents will be completed before April 2009. The CRA is coordinating with PWD and GRU on the layout of the asphalt pathway to allow for future enhancements of the trail, and the spacing of underground electrical conduit in anticipation a future Rail-Trail lighting project.

CRA Mixed-Use Office Building @ 802 NW 5th Ave – Plans are progressing for the new CRA office space at the 802 NW 5th Avenue site. DAG architectural firm is compiling plans for the new building, which will include ground-level retail space and second-floor CRA office space. A neighborhood workshop was held on March 3, 2009 to discuss and gather feedback from neighborhood residents. The site plans will be submitted on March 11, 2009. The project will be built in an environmentally sustainable manner, and the CRA is hopeful to achieve the highest LEED standard possible for the project. Groundbreaking is anticipated to be summer 2009.

SW 8th Ave Improvements – DRMP has completed 30% design plans in accordance with the project scope. The plans were distributed to the project team for review and comment, and a coordination meeting was held on February 17, 2009. The utility design and coordination process has been initiated, and the consultant can begin developing an order of magnitude construction cost estimate. Construction of this project is scheduled for Winter 2010.

I. REPORT OF OFFICERS AND COMMITTEES

No report

J. BOARD MEMBER COMMENT

Member Bridgewater-Alford asked members to read the article “Artwork Connects UF” from Inside UF magazine. The article highlights the sculpture “Rejoined” commissioned by the Board at the SW 5th Avenue Triangle.

Member Heflin asked if the development district is affected by the heritage overlay district. Staff replied that it was not.

Member Wild commented on the CRA meeting and the discussion of the possibility of TIF monies being used to encourage using better building materials.

K. PUBLIC COMMENT

Bruce Delaney apprised the Board that in speaking with the Public Works Director it seemed that the 6th Street Rail Corridor will qualify for federal monies.

L. ADJOURNMENT

Meeting adjourned at 6:50 p.m.